

**FLATHEAD COUNTY PLANNING AND ZONING OFFICE**  
**CONDITIONAL USE PERMIT REPORT (#FCU-15-05)**  
**DAVID AND RUTH FRETZ/CHRISTIE BECKER**  
**JUNE 12, 2015**

This is a report to the Flathead County Board of Adjustment regarding a request for a conditional use permit to establish a 'commercial kennel' and 'caretakers facility' on the subject property on behalf of the owners, David and Ruth Fretz, for the interested party, Christie Becker. The subject property is located within the Highway 93 North Zoning District and is zoned 'SAG-10 Suburban Agricultural.'

The Flathead County Board of Adjustment will hold a public hearing on the proposed conditional use on July 7, 2015 beginning at 6:00 P.M. in the 2<sup>nd</sup> floor conference room of the Earl Bennett Building, 1035 First Avenue West, Kalispell. Documents pertaining to this file are available for public inspection in the Flathead County Planning and Zoning Office, also located on the second floor of the Earl Bennett Building.

**I. APPLICATION REVIEW UPDATES**

**A. Land Use Advisory Committee/Council**

The proposed land use is not located within the advisory jurisdiction of a Land Use Advisory Committee.

**B. Board of Adjustment**

This space is reserved for an update regarding the July 7, 2015 Flathead County Board of Adjustment review of the proposal.

**II. GENERAL INFORMATION**

**A. Application Personnel**

**i. Landowner**

David and Ruth Fretz  
300 Bowdish Road  
Kalispell, MT 59901

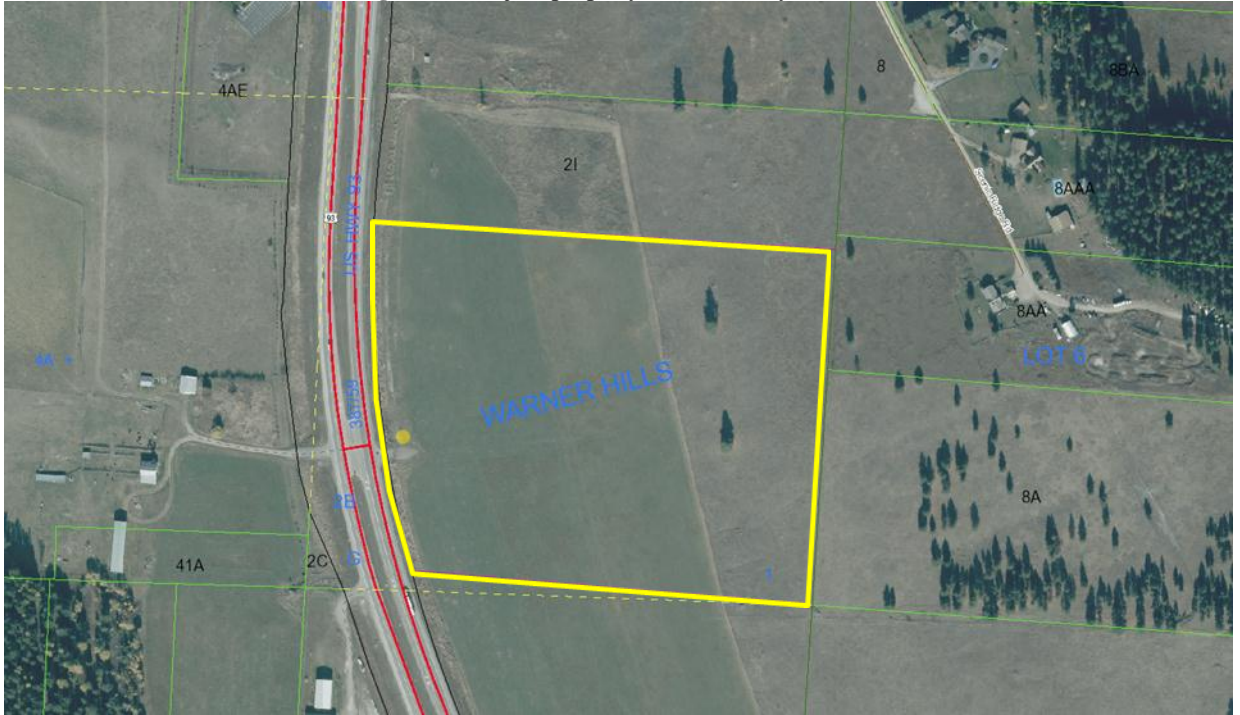
**ii. Applicant**

Christie Becker  
1197 Bald Eagle Loop  
Kalispell, MT 59901

**B. Property Location and Size**

Sited east of Highway 93 the subject property is located at 3945 Highway 93 North (see Figure 1 below). The property is approximately 24.6 acres in size and can be legally described as Lot 1 Warner Hills Subdivision in Section 1, Township 29 North, Range 22 West, P.M.M., Flathead County, Montana.

**Figure 1:** Subject property (outlined in yellow)



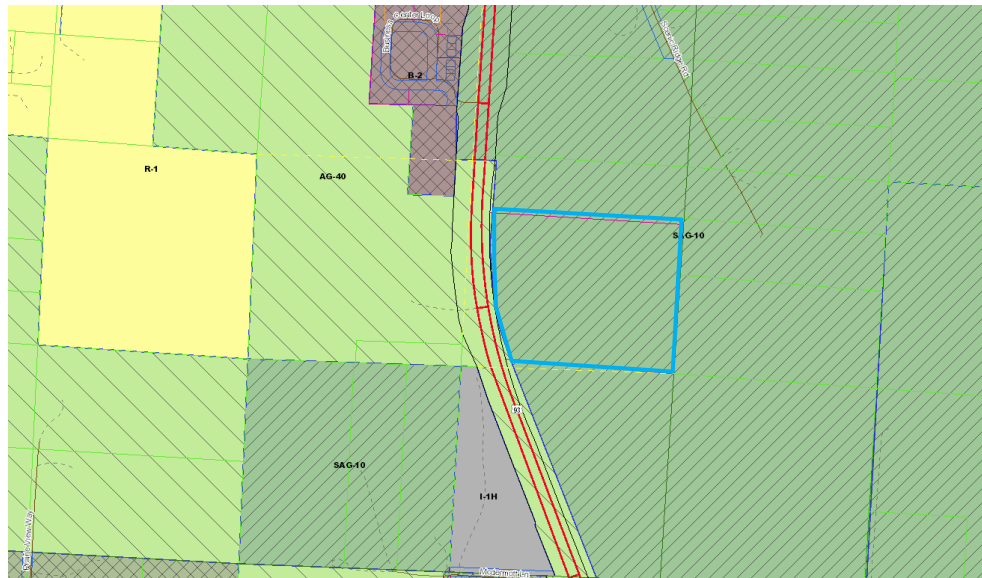
**C. Existing Land Use(s) and Zoning**

As shown in Figure 2 below, the property is located within the Highway 93 North Zoning District and is zoned 'SAG-10 Suburban Agricultural.' The SAG-10 zone is defined as, *"A district to provide and preserve agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate-type residential development."* The property is currently undeveloped.

**D. Adjacent Land Use(s) and Zoning**

Lands surrounding the subject property to the north, east and south are similarly zoned SAG-10 Suburban Agricultural while properties to the west is zoned AG-40. Some B-2 exists within proximity to the site as well. The general character of the surrounding area is a mixture of residential and commercial land uses. Besides the residential uses to the east and west of the property, Glacier Business Park is located northwest and a mini-storage facility is located southwest of the property across Highway 93.

**Figure 2:** Zoning surrounding the subject property (outlined in blue)



#### **E. Summary of Request**

The applicant is proposing to construct a commercial dog boarding and day care with an attached caretaker's apartment and is therefore requesting a conditional use permit to allow for a 'commercial kennel' and 'caretaker's facility' pursuant to Section 3.07.030(6) and 3.07.030(17) of the Flathead County Zoning Regulations (FCSR). A commercial kennel is defined under Section 7.11.010 FCZR as "any lot or building where four or more adult dogs and/or cats are kept, boarded trained, or propagated as a commercial activity whether in special structures on runways or not." A caretaker's facility is defined in Section 7.04.025 FCZR as " a dwelling which is constructed and designed to provide living quarters for caretakers and/or property managers and is clearly subordinate to the principal use with regard to size and location." While the placement of a caretaker's facility in a SAG-10 zone requires the issuance of an Administrative Conditional Use Permit, the use of a commercial kennel in a SAG-10 zone requires the issuance of a Conditional Use Permit and thus both uses will be reviewed at this time for a single Conditional Use Permit.

#### **Compliance With Public Notice Requirements**

Notification was mailed to property owners within 150 feet of the subject property on June 17, 2015, pursuant to Section 2.06.040(3) of the Flathead County Zoning Regulations. Legal notice of the public hearing on this application was published in the June 21, 2015 edition of the Daily Interlake.

#### **F. Agency Referrals**

Referrals were sent to the following agencies on May 28, 2015:

- Montana Department of Transportation
  - Reason: Primary access to the property exists via Highway 93 and thus has potential to impact MDT facilities.
- West Valley Fire Department
  - Reason: The property is located within the department's jurisdiction and has the potential to impact West Valley Fire Department response.

- Flathead County Solid Waste (FCSW)
  - Reason: The property is located within the department's jurisdiction and has the potential to impact county facilities.
- Flathead County Sheriff's Office
  - Reason: The property is located within the department's jurisdiction and has the potential to impact county facilities.
- Flathead City-County Environmental Health Department
  - Reason: The property is located within the department's jurisdiction.
- Flathead County Weeds and Parks Department
  - Reason: The property is located within the department's jurisdiction and on-site development could lead to the growth of weeds on the subject property.
- Bonneville Power Administration
  - Reason: The BPA has requested a copy of all agency referrals.

### **III. COMMENTS RECEIVED**

#### **A. Public Comments**

No written public comments have been received to date regarding the request for conditional use permit. Any individual wishing to provide public comment on the proposal may do so during the July 7, 2015 Flathead County Board of Adjustment public hearing on the proposal. Any written comments received following the completion of this report will be provided to the Board and summarized during the public hearing.

#### **B. Agency Comments**

The following is a summarized list of agency comment received as of the date of the completion of this staff report:

- Bonneville Power Administration
  - Comment: "The Bonneville Power Administration (BPA) has had the opportunity to review the above referenced request for a conditional use permit. In reviewing the proposed plan, it appears this request will not affect any BPA facilities located within this area. BPA does not have any objections to the approval of this request at this time. Dated June 2, 2015
- Montana Department of Transportation
  - Comment: The proposal will use an existing approach to Highway 93 that was issued a joint-use approach permit.
- Flathead County Environmental Health Department
  - Comment: We do not have any comments as the parcel is over 20 acres (not subject to review) and the business is not required to license under any of the Food and Consumer Safety programs.
- Department of Natural Resources and Conservation
  - Comment: The subject parcel does have an existing water right for irrigation and possibly stock use, 76LJ 23066. This is an early groundwater certificate that allowed up to 100 gpm and an unlimited volume. Groundwater certificates now only allow up to 35 gpm and a volume of 10 acre-feet. However, the well is not located on the parcel. The owner of this parcel would likely need an easement and/or a use agreement from the well owner to exercise the use of this water right.

- Because this parcel was created prior to October 17, 2015 future water rights filed using DNRC form 602 will not be considered a combined appropriation with the existing right. The land owner should be able to file for a groundwater certificate using a for 602 as long as the flow rate does not exceed 35 gpm and the use is no more than 10 acre-feet. For any use of groundwater exceeding these limits a permit needs to be obtaining prior to putting the water to a beneficial use.

#### **IV. CRITERIA REQUIRED FOR CONSIDERATION**

Per Sections 2.06.080 and 2.06.100 of the Flathead County Zoning Regulations, what follows are criteria required for consideration of a Conditional Use Permit and suggested findings of fact based on review of each criterion.

##### **A. Site Suitability**

###### **i. Adequate usable space**

The subject property is 24.25 acres in size as noted in the plat of Warner Hills Subdivision. The lot is currently undeveloped and appears to have sufficient room to develop the 3200 sq.ft. kennel and attached 800 sq.ft. attached apartment. The applicants have also indicated that an additional 80x50 ft. chain link fenced in yard for the animals to run will be located next to the kennel. According to the site plan provided, all development will occur at least 150 feet away from the edge of the property boundary as required in Section 4.01.010 FCZR for kennels not constructed with soundproof materials. The total lot covered by the development of the kennel and caretaker's facility is less than 1 percent of the property which is well below the 20 percent permitted lot coverage in a SAG-10 zone.

The proposed parking area will consist of a total of 12 vehicular parking spaces divided into two distinct areas. The parking scheme includes 2 spots for the caretaker's facility located to the north of the attached apartment while 10 spots, including 2 handicapped spots are located to the west of the building. As all of the spots will be built to the FCZR parking space dimensions of 9x20 feet for standard vehicle, the area for designated parking space will total 2160 sq.ft. for all 12 of the parking spots and can easily be accommodated on the lot.

The minimum yard requirements within the SAG-10 zoning are 20 feet for front, side, rear and side corner yards for the principal structure. The setbacks for accessory structures are 20 feet from front and side corner yards and 5 feet for side and rear yards. An additional 20 foot setback is required from streams, rivers and unprotected lakes. Based upon staff's site visit and the submitted site plan, it appears the subject property has adequate useable space to accommodate the kennel and caretakers apartment in compliance with the setback and lot coverage requirements of the SAG-10 zone.

**Finding #1** – There appears to be adequate usable space for the proposed use because the use will cover less than 1% of the total lot area, has sufficient area for parking, and meets the applicable setback and lot coverage requirements.

###### **ii. Adequate access**

The property is currently accessed via US Highway 93, a paved 4 lane MDT maintained highway located within an easement of variable width. The lot is accessed

by an existing approach located directly across from the Highway 93 crossover. According to FCZR Section 6.16.010, “access to business, service stations, roadside stands, public parking lots and all other business requiring motor vehicle access shall meet the requirements as hereinafter provided or as applicable of the Montana Department of Transportation or Flathead County Road and Bridge Department (whichever requirements are more stringent).” Based on agency comment from James Freyholtz of MDT, the approach is an approved MDT controlled approach and meets state standards.

The application and site plan indicates that the structure will be accessed via a 22’ wide gravel drive extending to from the paved flared approach. As the applicant has indicated that the kennel will require 4 employees and approximately 20-30 customers per day. This level of traffic, while easily accommodated by Highway 93, might pose issues relating to dust if the paved driveway and parking area is not adequately maintained. However, the size of the lot and the centralized location of the development on the lot indicates that surrounding properties will not be adversely affected by the development of a gravel driveway.

**Finding #2** – The access to the property appears to be suitable as an approach from US Highway 93 exists and is constructed to MDT standards, a driveway of appropriate width will be constructed and will safely accommodate employees and customers of the commercial kennel.

**iii. Absence of environmental constraints**

The subject property is located adjacent to Highway 93 and is relatively flat. According to FIRM Panel 30029C1415G, the site is in Zone X and thus not in a “special flood hazard area.” Additionally, there are no wetlands, streams, or creeks located on the subject property. There are no apparent environmental constraints that would affect the proposed use.

**Finding #3** – The site is suitable for the use of a commercial kennel with a caretakers facility as the property does not appear to have any environmental constraints such as floodplain, streams, lakes, areas of apparent shallow groundwater, wetlands, and will be constructed on relatively flat, stable ground.

**B. Appropriateness of design**

**i. Parking scheme**

According to FCZR 6.04.010, commercial kennels require 1 space per 400 square feet of gross floor space. Based on floorplans submitted by the applicant, 8 parking spaces are required for the 3200 sq.ft. kennel, however, the applicant is proposing 10 parking spaces, two of which will be handicap accessible, to be located to the west of the building. In addition, Section 6.02 requires 2 spaces per dwelling unit which will be located away from the 10 commercial spots and will be to the north of the caretaker’s apartment for the caretaker’s use. While the site plan submitted with the application may not be to scale, the size of the subject property will be able to accommodate the twelve 9x20 feet parking spots as required in Section 6.01.010(2), 6.02.010, and 6.04.010.

**Finding #4** – The proposed parking appears to be appropriate as the applicant is proposing a total of 12 parking spaces, 2 for the caretakers facility and 10 for the

commercial kennel, all of which will be designed to the standards outline in Chapter 6 of the FCZR.

**ii. Traffic circulation**

Current ingress and egress to the subject property is via an exist approach off Highway 93. According to agency comment from James Freyholtz of MDT, the approach was approved as a joint approach to provide access to 3945 Highway 93 N, the subject property, and 3953 Highway 93 N, the lot to the north that is access via a 30' roadway easement located along the western boundary of the lot. As the lot to the north, 3953 Highway 93 is currently undeveloped, it appears no other traffic will use the shared approach when the commercial kennel and caretaker's facility is constructed.

Within the lot, the kennel and caretaker's facility will be access by a 22' gravel driveway that appears to be able to accommodate two way traffic going to and from the parking lot. Additionally, the minimum parking lot requirements illustrated in the FCZR indicate that a 24' aisle width will be required in addition to the 9'x20' standard parking spots to accommodate two way traffic on site.

**Finding #5** – The proposed traffic circulation on site appears to be appropriate because the application materials and site map shows a 22' wide gravel driveway and parking lot which will be developed to FCZR minimum parking lot requirements.

**iii. Open space**

The subject property is 24.25 acres in size and is currently undeveloped. The applicant is proposing to build a 3200 sq.ft. kennel with an attached 800 sq.ft. caretaker's facility and 80'x50' fenced yard. As noted above, the area developed will consists of less than 1% of the total lot size and the kennel and run will be located at least 150' from the property boundaries as required for kennels not developed with soundproof materials (FCZR Section 4.01.010). The application also indicates that while the lot provides ample room for the development, no animals will be allowed to roam outside of the 80' x 50' fenced in area.

**iv. Fencing/screening**

Currently, the lot is fenced along the perimeter of the lot and additional fencing around the kennel 80' x 50' run approximately located 250 feet from the south and 300 feet from the east. As the property is zoned SAG-10, no fencing restrictions exist as this district has no maximum fence height.

**v. Landscaping**

The property is surrounded by relatively flat, open land with few existing trees. The applicant is not proposing any additional landscaping with this proposal with the exception of general "trees, shrubs, and lawn" around the facility. No landscaping is required for the commercial kennel or caretakers facility based on the applicable zoning regulations.

**vi. Signage**

The application indicates that a "sign out along Hwy 93 as marked on the site plat that will be roughly 6'x4' and 4'x4' sign on the building." FCZR Section 5.11.040(1) outlines the permitted signage in SAG-10 which includes "one freestanding sign plus

one wall sign for each place of business; the sign area shall not exceed 40 square feet.”

**vii. Lighting**

The application states “normal residential lighting” and “a floodlight” is proposed for the rear play yard. All new lighting shall be required to conform to the lighting standards set forth in Section 5.12 FCZR and shall be hooded, screened, or directed in a manner such that the light source is not deleterious to adjacent property owners. Lighting standards will be conditioned accordingly and inspected after one year.

**Finding #6** – The commercial kennel and caretaker’s facility appears to be adequately designed in terms of open space, fencing, landscaping, signage and lighting because 99% of the property will be left as open space, the applicant is proposing minor landscaping around the building, the signage proposed appears to meet requirements outlined in Section 5.11.040(1), appropriate fencing will contain animals on the lot, and the lighting would be subject to applicable FCZR performance standards.

**C. Availability of Public Services and Facilities**

**i. Sewer**

The applicant is proposing to utilize an individual septic system for the kennel and caretaker’s facility. While no comments regarding the proposal have been received to date from the Flathead County Health Department, the size of the lot precludes if from Montana Department of Environmental Quality (MDEQ) review. However, the applicants will be required to go through local review for the proposed septic system and drainfield. Due to the size of the lot it would appear that sufficient room exists for the development of the septic system.

**ii. Water**

The applicants are also proposing to utilize an individual well which has yet to be reviewed and/or constructed. As the property is greater than 20 acres in size MDEQ review is not required. However, the well will be required to be reviewed by the Water Resources office of the Department of Natural Resources and Conservation (DNRC) for a groundwater certificate Form 602 so long as the flow rate does not exceed 35 gallons per minute and the use is not more than a 10 acre-feet in volume.

**Finding #7** – The requirements for waste water treatment for the proposal appears to be acceptable because sufficient room appears to accommodate the individual septic system which will be required to be reviewed by the Flathead County Environmental Health Department.

**Finding #8-** The proposed water source appears to be sufficient as sufficient room exists for the development of a well which would be required to be reviewed and permitted by the DNRC.

**iii. Storm Water Drainage**

Currently storm water run-off is handled through on-site absorption and will continue to be handled through on-site absorption in the future. The applicant is proposing to develop a new building to accommodate the kennel and caretaker’s facility along with a gravel driveway and parking area. Due to the increase in impervious surface, additional runoff is expected, however the applicants are proposing to install a culvert



along the gravel driveway and sufficient open space is available to accommodate on-site absorption.

**Finding #9** – The proposal appears to have minor impacts with regards to stormwater drainage because building and driveway improvements are expected to increase impervious cover, however the stormwater would be managed through on-site absorption and a proposed culvert under the driveway.

**iv. Fire Protection**

The subject property is located in the Wildlife Urban Interface and County Wide Priority Area. The request is to allow for a commercial kennel and caretaker's facility on the subject property and would be adding permanent residential and commercial structures to the WUI. The subject property is currently served by the West Valley Fire Department, and is located approximately 7.5 driving miles of the existing fire station. No comments have been received from the West Valley Fire Department at the time this report was written. While the subject property is not especially close to the fire department, the location of the subject property along Highway 93 would suggest that long response times are not expected.

**v. Police Protection**

The property would be served by the Flathead County Sheriff's Department. It is anticipated response times in emergency would not be unreasonably long given the property's proximity to an urban, developed area of the County.

**vi. Streets**

The subject property is accessed via U.S. Highway 93, a paved four lane highway, approximately 60 foot wide which is maintained by the Montana Department of Transportation. At the location of the subject property, Highway 93 is a four lane road with a crossover directly across from the existing approach. According to agency comment from James Freyholtz, no additional approach permits are needed at this time.

**Finding #10** – The proposed use appears to have acceptable impacts on public services and facilities because the West Valley Fire Department and Flathead County Sheriff may provide services to the subject property.

**D. Immediate Neighborhood Impact**

**i. Excessive traffic generation**

The commercial kennel and caretaker's facility is anticipated to increase traffic along Highway 93, especially along the crossover directly adjacent to the existing approach. The application indicates "20-30 customers per day" and 4 employees will be added to the road network. It appears Highway 93 would be able to handle the added traffic without causing impact to neighboring properties. Additionally, while the 22' wide driveway will be gravel and may produce dust as a result of vehicle traffic, the amount of traffic and the location of the driveway on the lot indicates that impacts of dust are not so great as to currently require mitigation.

**ii. Noise or vibration**

Noise generated by the proposed kennel such as barking dogs are possible as a result of this proposal. The application states, "dogs will not be outside prior to 7:30 a.m. or after 9:00 p.m. All dogs will be in the facility during the night hours." While it

appears noise will occur, the size of the lot and central location of the facility on the property indicate that minimal impact on neighboring properties will occur as a result of the proposal. No other vibrations are anticipated as a result of the kennel or caretaker's facility.

**iii. Dust, glare, or heat**

As with any development, increased impervious surface area and windows do have the potential to increase the impacts of glare and heat on the subject property as well as surrounding area. However, these impacts can be mitigated by retaining open space on the subject property and including landscaping around the proposed building. As the subject property will have significant amount of open space and the applicants are proposing to include some landscaping around the building, it appears minimal glare or heat will impact neighboring properties.

Dust may cause negative impacts to surrounding properties as a 22' wide driveway is proposed to connect the proposed kennel and caretaker's facility to Highway 93. As the applicant expects 20-30 customers and 4 employees per day, dust generated by the driveway may have deleterious effects. However, the size of the lot and the centralized location of the development on the lot indicates that surrounding properties will not be adversely affected by the development of a gravel driveway.

**iv. Smoke, fumes, gas, or odors**

The application materials indicate that the kennel will be an "extremely clean facility with no odors." No smoke, fumes or gas are anticipated to be generated by the kennel or caretaker's facility other than those typical of a business. Fecal matter must be removed from the premises regularly to reduce odors generated by the proposed use.

**v. Inappropriate hours of operation**

The applicant has stated that "dogs will not be outside prior to 7:30 a.m. or after 9:00 p.m." Given the size of the subject property and the fact that it will be setback at least 150 feet from all property boundaries, this appears to be appropriate for the relatively low density.

**Finding #11-** The traffic generation is not expected to impact the immediate neighborhood as the use could generate approximately 24-34 vehicle trips per day and would be accommodated by a gravel driveway 22' in width centrally located on the 24 acre lot.

**Finding #12 –** The proposed use is not anticipated to impact the surrounding properties as the use is not anticipated to create noise, vibration, glare, heat, smoke, fumes, or gas; odors from the commercial kennel will be minimal as the that fecal matter will be removed regularly; and hours of operation will not be out of character with the surrounding area and any noise will be contained on the relatively large lot.

## **V. SUMMARY OF FINDINGS**

**Finding #1 –** There appears to be adequate usable space for the proposed use because the use will cover less than 1% of the total lot area, has sufficient area for parking, and meets the applicable setback and lot coverage requirements.

**Finding #2 –** The access to the property appears to be suitable as an approach from US Highway 93 exists and is constructed to MDT standards, a driveway of

appropriate width will be constructed and will safely accommodate employees and customers of the commercial kennel.

**Finding #3** – The site is suitable for the use of a commercial kennel with a caretakers facility as the property does not appear to have any environmental constraints such as floodplain, streams, lakes, areas of apparent shallow groundwater, wetlands, and will be constructed on relatively flat, stable ground.

**Finding #4** – The proposed parking appears to be appropriate as the applicant is proposing a total of 12 parking spaces, 2 for the caretakers facility and 10 for the commercial kennel, all of which will be designed to the standards outline in Chapter 6 of the FCZR.

**Finding #5** – The proposed traffic circulation on site appears to be appropriate because the application materials and site map shows a 22' wide gravel driveway and parking lot which will be developed to FCZR minimum parking lot requirements.

**Finding #6** – The commercial kennel and caretaker's facility appears to be adequately designed in terms of open space, fencing, landscaping, signage and lighting because 99% of the property will be left as open space, the applicant is proposing minor landscaping around the building, the signage proposed appears to meet requirements outlined in Section 5.11.040(1), appropriate fencing will contain animals on the lot, and the lighting would be subject to applicable FCZR performance standards.

**Finding #7** – The requirements for waste water treatment for the proposal appears to be acceptable because sufficient room appears to accommodate the individual septic system which will be required to be reviewed by the Flathead County Environmental Health Department.

**Finding #8-** The proposed water source appears to be sufficient as sufficient room exists for the development of a well which would be required to be reviewed and permitted by the DNRC.

**Finding #9** – The proposal appears to have minor impacts with regards to stormwater drainage because building and driveway improvements are expected to increase impervious cover, however the stormwater would be managed through on-site absorption and a proposed culvert under the driveway.

**Finding #10** – The proposed use appears to have acceptable impacts on public services and facilities because the West Valley Fire Department and Flathead County Sheriff may provide services to the subject property.

**Finding #11-** The traffic generation is not expected to impact the immediate neighborhood as the use could generate approximately 24-34 vehicle trips per day and would be accommodated by a gravel driveway 22' in width centrally located on the 24 acre lot.

**Finding #12** – The proposed use is not anticipated to impact the surrounding properties as the use is not anticipated to create noise, vibration, glare, heat, smoke, fumes, or gas; odors from the commercial kennel will be minimal as the that fecal matter will be removed regularly; and hours of operation will not be out of character with the surrounding area and any noise will be contained on the relatively large lot.

## **VI. CONCLUSION**

Upon review of this application, the request to allow for a commercial kennel and caretakers facility on the subject property meets the review criteria and the Findings of Fact listed above reflect this. After a public hearing and Board discussion, should the Flathead County Board of Adjustment choose to adopt staff report FCU-15-05 as Findings of Fact or amend based on additional evidence and approve the conditional use permit, the following conditions would improve compliance with the review criteria and appropriate measures to mitigate impacts:

## **VII. CONDITIONS OF APPROVAL**

1. The commercial kennel and caretaker's facility on the subject property shall be in substantial conformance with the application materials and site plan as submitted and approved by the Board of Adjustment and modified by the conditions below [FCZR Section 2.06.010].
2. Changes or modifications to the approved use or the site plan shall not be affected unless specifically approved in writing by the Flathead County Board of Adjustment [FCZR Section(s) 2.06.010 and 2.06.020].
3. The commercial kennel and caretaker's facility shall be located in accordance with the minimum yard and maximum height requirements of the SAG-10 zoning district, pursuant to Section 3.07.040 of the Flathead County Zoning Regulations.
4. The caretaker's facility shall be clearly subordinate to the principal use with regard to size and location per Section 7.04.025 and 4.04.010(1) FCZR.
5. The applicant shall provide at least 2 parking spaces for the caretaker's facility and 8 parking spaces for the commercial kennel as required under Section 6.02.010 and 6.04.010 of the Flathead County Zoning Regulations.
6. All required off-street parking and driveways associated with the uses shall meet the applicable design guidelines and special conditions set forth in the Flathead County Zoning Regulations [FCZR Section(s) 6.13 and 6.14].
7. The proposed use shall be reviewed and approved by the Flathead County Environmental Health Department for the proposed septic system and drainfield.
8. The proposed well shall be reviewed and approved by the Department of Natural Resources and Conservation for a Groundwater Certificate Form 602 or obtain a water right as required.
9. The caretaker's facility shall not be rented or leased to someone other than the caretaker per Section 4.04.010(3) FCZR.
10. All signage on the subject property shall comply with all applicable standards and guidelines set forth under Section 5.11 of the Flathead County Zoning Regulations.
11. All lighting on the subject property shall adhere to the performance standards set forth in Section 5.12 of the Flathead County Zoning Regulations.
12. The conditional use permit shall terminate twelve (12) months from the date of authorization if commencement of authorized activity has not begun, unless the applicant can demonstrate and maintain a continuous effort in good faith in commencing the activity. [FCZR Section 2.06.060].

13. At the end of 12 months from the date of authorization of this permit staff will inspect to verify compliance [FCZR Section 2.06.060].

Planner: RE